

**Draft Law
Ownership of Real estate in Palestine by foreigners**

Article (1)

Definitions

Real Estate: any fixed immovable property above or below the ground which could not be moved without damage inflicted .

Proprietor: the known proprietor of the real estate whether his ownership is registered at the land registration department or financial department or notary public department or upon a contract or agreement or transferred in total or in part or any real right on it through any means of appropriation . The term includes any land holder or free hand holder according to the law .

National Authority : Palestinian National Authority

Occupiers : the government of occupation with all its civil , military , settlements and any other institutions with the same status .

Article (2)

- 1- Under the provisions of this law all actions on Real estate in Palestine which were undertaken or will be, are considered as null and void
- 2- Exceptions under paragraph (a) of article (3) of this law are not applicable on the occupiers .

Article (3)

- 1- It is prohibited for non Arab Palestinians, whether natural or judiciary person to own any real estate in Palestine or acquire any real right on it through any means of appropriation except for inheritance .
- 2- Excluded from the provisions in paragraph (a) and upon prior consent of the Council of Ministers and in conformity with the provisions of this law , are citizens of countries who deal on a basis of reciprocity .

Article (4)

The Council of Ministers and exceptionally to article (2) paragraph (a) of this law , has the right through a ministerial decree to allow non Palestinians to own real estate in Palestine except for agricultural lands . The purpose of this permission should be according to the following :

- 1- Headquarters for members of the diplomatic corps on condition of reciprocity .**
- 2- For economical development reasons or to facilitate a public service or achieve a common interest .**

Article (5)

- 1- Foreigners (non occupiers or related institutions) who owned or acquired any rights on real estate in Palestine should submit statements of the mentioned real estate or real rights to the Palestinian department of land registration within no later than one year from the date that this law enters in force .**
- 2- Any claim of ownership by a foreigner is considered as null if he does not submit the above mentioned statement within the time limit set in paragraph (A) of this article. The ownership of this real estate or real rights will be transferred to the National Authority .**

Article (6)

All activities of broker or mediation or providing services for the conclusion or the authentication of deals or transactions on real estate in Palestine for foreigners inside or outside Palestine are forbidden whether the parties of these deals are in all/ or part foreigners in contradiction of the provisions of this law .

Article (7)

Is considered null and void any agreement or contract or free hold in contradiction with the provisions of this law .

Article (8)

- 1- Any Palestinian violating the provisions of this law has committed the crime of high treason and is punished according to the provisions of the law .**
- 2- Any foreigner violating the provisions of this law has committed the crime of threatening the Palestinian national security and is punished according to the provisions of the law .**
- 3- The real estate and money subject of the crime are confiscated and transferred to the National Authority .**

Article (9)

The provisions of this law are not subject to prescription (limitation)

Article (10)

Is considered annulled anything in contradiction with the provisions of this law

Article (11)

The provisions of this law come into force as of the date it is published in the official journal .